



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Purlife Fitness Center
Project Location: 45-55 NE 2nd Avenue/Pineapple Grove Way
Request: Architectural Elevation Change with Mural and Landscape Plan associated with a Class III Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: March 23, 2016

Board Action:

Approved the architectural elevation plan with mural by a vote of 4 to 1 with condition (Jim Knight dissenting, Andrew Youngross stepped down and Jose Aguila absent).

Approved the landscape plan by a vote of 4 to 1 (Jim Knight dissenting, Andrew Youngross stepped down and Jose Aguila absent).

Project Description

The project is located on the east side of Pineapple Grove Way, between East Atlantic Avenue and NE 1st Street within the Ocean City Lumber development. The property is zoned Central Business (CBD) District, Central Core Sub-District.

The architectural elevation plans were initially reviewed by SPRAB at its February 24, 2016 meeting in conjunction with a Class III Site Plan Modification for the internal expansion of the Purlife Fitness Center to occupy the entire 10,800 square foot building and conversion of a portion of the gym to a restaurant. While the Pineapple Grove Main Street Architectural Review Committee had previously reviewed and provided comments on the mural, the SPRAB Board tabled the mural in order to allow review by entire Pineapple Grove Main Street Board. Additionally, the Board required that a landscape plan be submitted concurrent with the mural. At its meeting of March 2, 2016, the Pineapple Grove Main Street Board unanimously recommended approval of the mural.

Staff recommended Board's discretion on the mural due to its scale and proportion.

Board comments:

The Board added the following comment:

- That the mural is painted directly over the brick.

Public Comments

There was no public input.

Associated Actions: All required actions were taken with the Board's approval.

Next Action: The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: March 23, 2016

ITEM: Purlife Fitness Center (45-55 NE 2nd Avenue) – Architectural Elevation Plan for a Mural and attendant Landscape Plan

RECOMMENDATION: Board's Discretion for the Mural and Approve the Landscape Plan

GENERAL DATA:

Owner..... Ocean City properties, Ltd.

Applicant..... Hammerfit, LLC

Location..... East side of Pineapple Grove Way (NE 2nd Avenue), north of East Atlantic Avenue

Property Size..... 2.49 acres

Future Land Use Map..... CC (Commercial Core)

Current Zoning..... CBD (Central Business District)

Adjacent Zoning.....North: CBD (Central Business District)
East: CBD (Central Business District)
South: CBD (Central Business District)
West: CBD (Central Business District) & OSR (Open Space and Recreation)

Existing Land Use..... Commercial

Proposed Land Use..... Expansion of exercise facility with restaurant

Water Service..... Existing on site.

Sewer Service..... Existing on site.



ITEM BEFORE THE BOARD

The action before the Board is that of approval of a mural in conjunction with the architectural elevation and an attendant landscape plan in conjunction with a Class III site plan modification for Purlife Fitness Center (**45-55 NE 2nd Avenue/Pineapple Grove Way**) pursuant to LDR Section 2.4.5(G)(1)(c):

- ☐ Architectural Elevation plan (mural)
- ☐ Landscape Plan

The subject property is located on the east side of Pineapple Grove Way, between East Atlantic Avenue and NE 1st Street within the Ocean City Lumber development.

BACKGROUND

The overall Ocean City Lumber project consists of Lots 1-3, Onnen Subdivision, which is within the original Block 84, Town of Delray. The complex contains 2.5 acres and five buildings. The building involved with this request is located on the western portion of Lot 1, and lies to the north across the courtyard of the existing House of Siam restaurant. The subject property has an extensive land use history with the most recent action by Site Plan Review and Appearance Board on the Class III site plan modification as noted below.

At its meeting of February 24, 2016, the Site Plan Review and Appearance Board considered a Class III site plan modification for the internal expansion of the Purlife Fitness Center to occupy the entire 10,800 square foot building and conversion of a portion of the gym to a restaurant. The Board took the following actions:

Class III Site Plan:

Approved on a 5 to 0 vote of the Class III site plan modification by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Section 2.4.5(G)(5) and Chapter Three of the Land Development Regulations, subject to the following condition:

1. That a landscape plan is submitted concurrent with the mural.

Architectural Elevation Plan:

Approved the architectural elevation plan on a 5 to 0 vote, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 4.6.18(E) subject to the following conditions:

1. That the small section of the culvert (piping) is incorporated on the west elevation.
2. That the mural returns to the Board for action.
3. That the mural on the east elevation remains.

On March 2, 2016, revised plans were submitted addressing the Board's conditions of approval. The current submittal includes a landscape plan reflecting proposed landscape changes along the west building elevation. The architectural elevation plan was modified to include the culvert piping on the west elevation and a note was added to the east elevation plan that there will be

no changes to the existing elevation. The landscape plan and mural are now before the Board for action.

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR Section 4.6.18(E) - Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The buildings within the Ocean City Lumber development utilize an eclectic collection of building materials and façade treatments. The mural will be placed between the storefront facades along the west elevation. The existing ivy plantings will be replaced with a mural depicting the upper torso of a person with outstretched arms. The mural will be painted on the existing brick walls. The mural is approximately 85 feet wide and extends almost to the top of the building. The mural contains graphics that depict various forms of exercising. The dominant color of yellow is inter-twined with shades of grey.

With respect to the mural, staff maintains that the scale and proportion needs to be addressed as the mural is overshadowing all of the other architectural features on the west elevation and recommends Board's discretion.

LANDSCAPE PLAN

To address the Board's conditions, the applicant has submitted a landscape plan to compliment the mural. The proposed landscape changes involves pruning the two existing 30" caliper Mahogany trees by a certified arborist and the removal of portions of the Ficus hedge and replacement of low horizontal ground cover that includes Cocoplum and Jasmine hedges, and two single trunk Queen Emma Crinum Lilies. These will be planted at the end of the new planter beds.

The City Senior Landscape Planner has reviewed the landscape plan submitted by the applicant and recommends approval. Based on the above analysis, the Landscape Plan complies with LDR Section 4.6.16.

REVIEW BY OTHERS

Pineapple Grove Main Street:

At its meeting of March 2, 2016, the Pineapple Grove Main Street (PGMS) unanimously recommended approval of the mural.

ALTERNATIVE ACTIONS

- A. Move **postponement** of the mural in conjunction with the architectural elevation plan and landscape plan for Purlife Fitness Center, by electing to continue with direction.
- B. Move **approval** of the mural in conjunction with the architectural elevation plan and the landscape plan for Purlife Fitness Center, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Sections 4.6.18(E) and 4.6.16 of the Land Development Regulations.
- C. Move **denial** of the mural in conjunction with the architectural elevation plan and landscape plan for Purlife Fitness Center, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in Sections 4.6.18 (E) and 4.6.16 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Architectural Elevations:

Based on the scale and proportion of the mural staff recommends Board's discretion due to the proportionality of the mural to the wall area. If the Board decides to approve the mural the motion shall be stated as follows:

- Move **approval** of the mural in conjunction with the architectural elevation plan for **Purlife Fitness Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

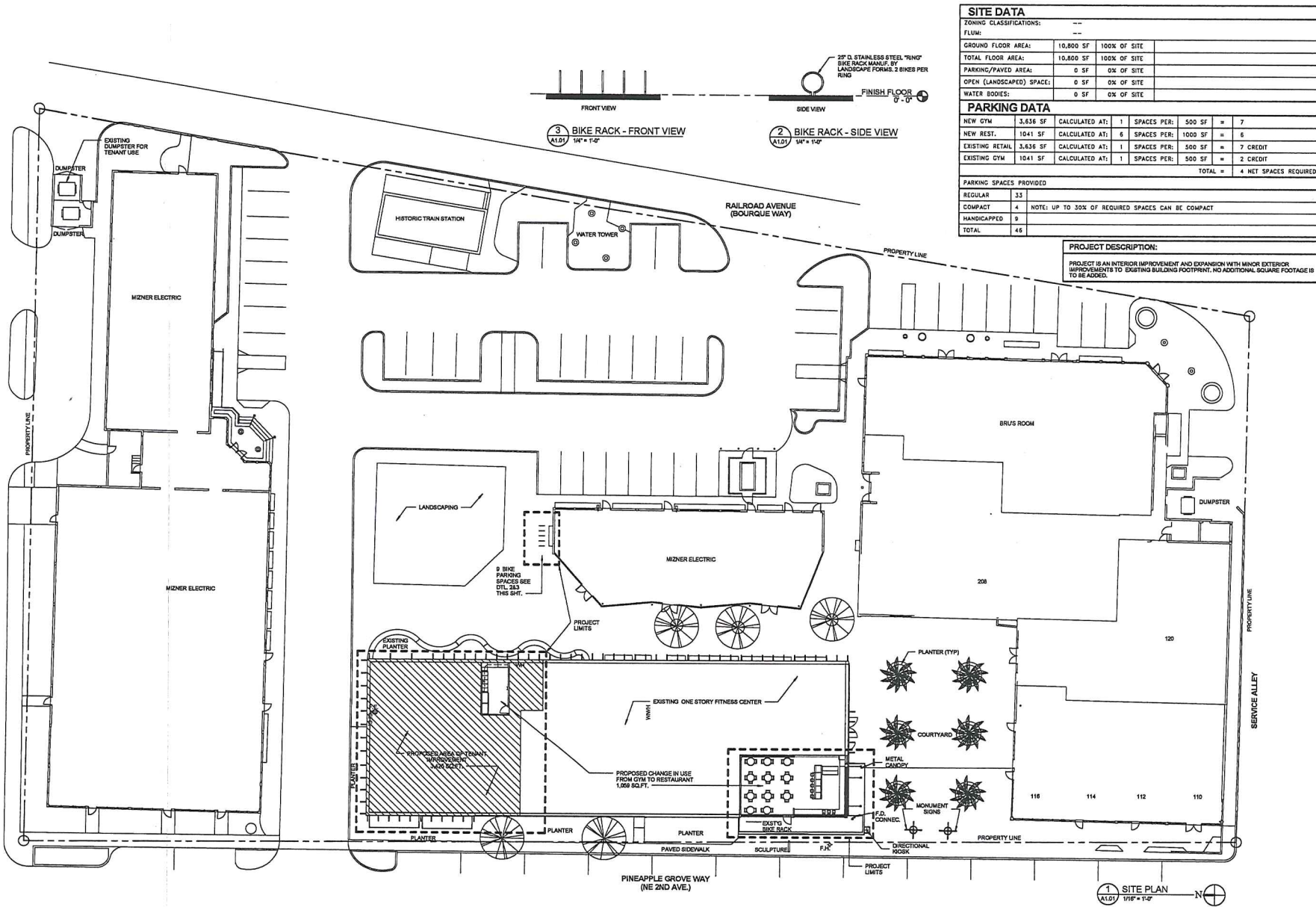
Landscape Plan

Move **approval** of the Landscape Plan for **Purlife Fitness Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 4.6.16.

Staff Report Prepared by: Jasmin Allen, Senior Planner

Attachments:

- Site Plan
- Proposed Architectural Elevations
- Landscape Plan



SITE DATA	
ZONING CLASSIFICATIONS:	---
FLUM:	---
GROUND FLOOR AREA:	10,800 SF 100% OF SITE
TOTAL FLOOR AREA:	10,800 SF 100% OF SITE
PARKING/PAVED AREA:	0 SF 0% OF SITE
OPEN (LANDSCAPED) SPACE:	0 SF 0% OF SITE
WATER BODIES:	0 SF 0% OF SITE
PARKING DATA	
NEW GYM	3,636 SF CALCULATED AT: 1 SPACES PER: 500 SF = 7
NEW REST.	1041 SF CALCULATED AT: 6 SPACES PER: 1000 SF = 6
EXISTING RETAIL	3,636 SF CALCULATED AT: 1 SPACES PER: 500 SF = 7 CREDIT
EXISTING GYM	1041 SF CALCULATED AT: 1 SPACES PER: 500 SF = 2 CREDIT
TOTAL = 4 NET SPACES REQUIRED	
PARKING SPACES PROVIDED	
REGULAR	33
COMPACT	4 NOTE: UP TO 30% OF REQUIRED SPACES CAN BE COMPACT
HANDICAPPED	9
TOTAL	46
PROJECT DESCRIPTION:	
PROJECT IS AN INTERIOR IMPROVEMENT AND EXPANSION WITH MINOR EXTERIOR IMPROVEMENTS TO EXISTING BUILDING FOOTPRINT. NO ADDITIONAL SQUARE FOOTAGE IS TO BE ADDED.	



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E: info@curriesowards.com

ISSUED FOR:

RDS 00/00/0000

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE
PURLIFE TENANT IMPROVEMENT

45 NE 2ND AVE.
DELRAY BEACH, FL 33444

REVISIONS

NUM	DESCRIPTION	DATE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT ARCHITECT AND ENGINEER'S CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONSTRUCTION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

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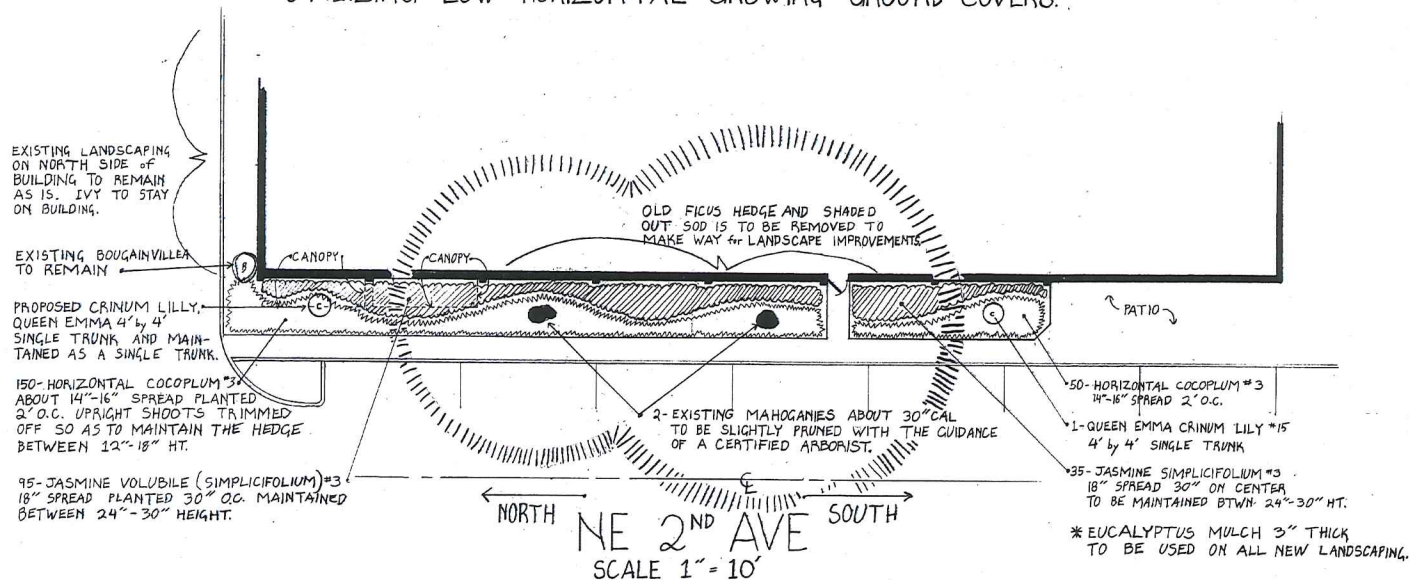
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DESIGN THEME: REMOVE THE EXISTING IVY ON THE FACADE AND the WEAK FICUS HEDGE TO CREATE A CLEAN SLATE FOR the MURAL. CREATE A BOLD LANDSCAPING THAT COMPLEMENTS the MURAL BY PROVIDING A SIMPLE DESIGN UTILIZING LOW HORIZONTAL GROWING GROUND COVERS.



PLANTING NOTES:

All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants Part I, 1983 and Part II, State of Florida, Department of Agriculture, Tallahassee.

The Contractor shall remove and store, in an area approved by the Landscape Architect, any existing plant material to be relocated. The plant material shall be stored and maintained for the duration of the pavement construction and until the proposed planting areas are ready for planting.

All landscape areas shall be irrigated by an automatic system to provide a minimum of 150% coverage.

All trees and shrubs shall be mulched with a minimum of 3" Cypress like mulch.

Contractor is responsible for locating all underground utilities prior to installation of planting materials to avoid damage.

Contractor is to furnish all materials, equipment, labor and plants as required to install the proposed planting as indicated on the landscape plans.

All trees are to be staked and/or guyed as indicated on the planting details.

All plant materials to be backfilled with a mixture of 1/3 approved Florida peat, 1/3 approved topsoil and 1/3 clean sand. To this mixture add 15 pounds of 8-8-8 fertilizer per cubic yard. Thoroughly mix all parts prior to placing in plant pits.

The Contractor shall lay out the locations of the plant beds and contact the Landscape Architect for approval before the installation of the plant material. The Landscape Architect may adjust the location of the plants before planting.

All quantities on the plans are intended as a guide and shall be verified by the Contractor with a comprehensive plant take-off. Should any discrepancies occur, the Landscape Architect is to be notified for clarification prior to bidding.

Any existing plant material to remain shall be protected during construction with a physical barrier to be approved by the Landscape Architect.

All landscape islands and other landscape areas that are adjacent to vehicular use areas are required to be curbed with concrete non-mountable curbing at least six inches in height.

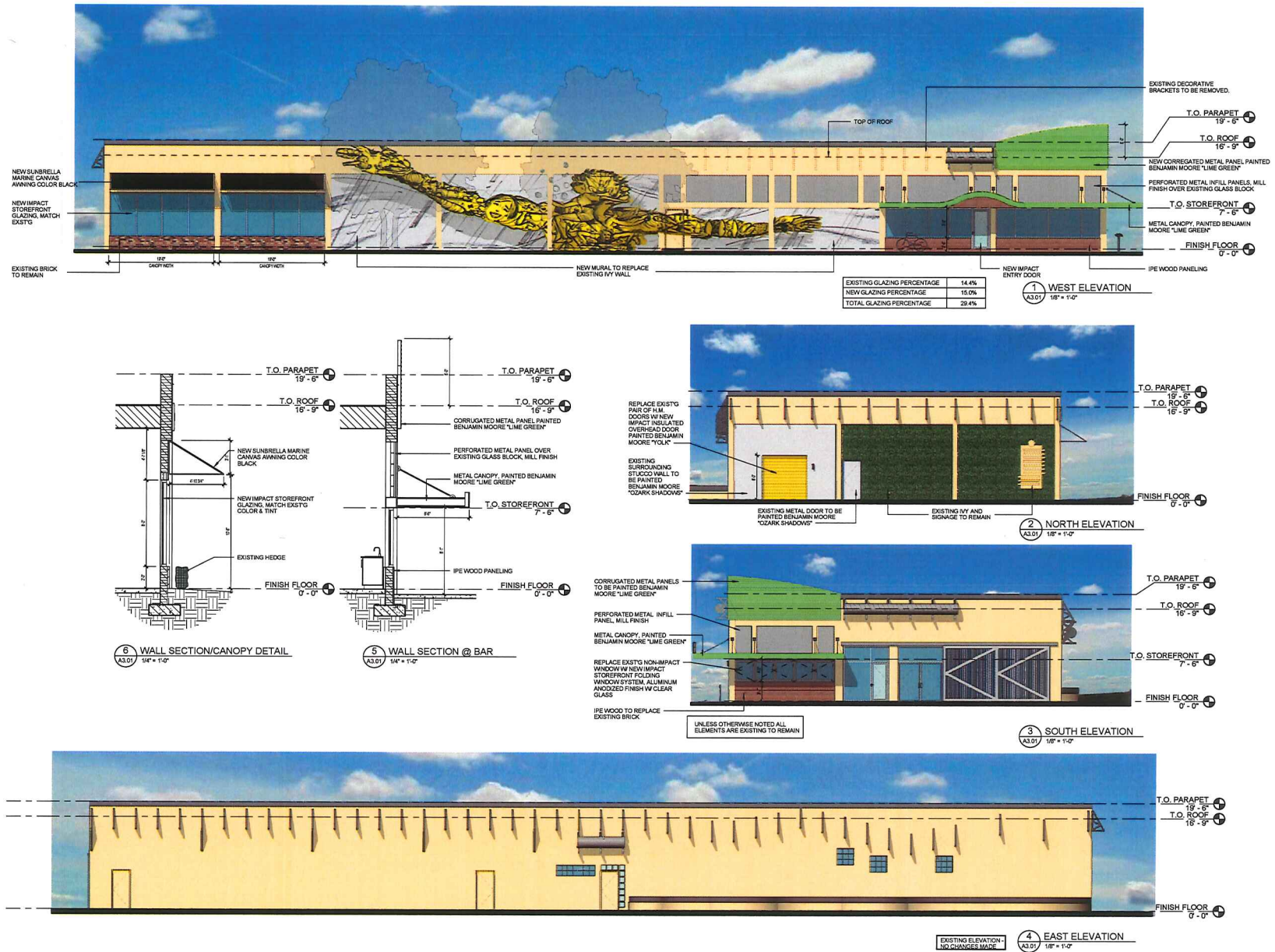
The unpaved portion of the R.O.W. adjacent to the property line and to the edge of roadway shall be landscaped with sod and irrigated.

All landscape areas are to be irrigated to provide a minimum of 150% coverage, using Xeriscaping principles.

REVISIONS	BY

PURLIFE 45 NE 2ND AVE, DELRAY BEACH, FL
LANDSCAPE IMPROVEMENTS
BY GENERAL LANDSCAPING CORP. 1-954-3755

DRAWN	DATE
3-2-16	1-2-10
CHECKED	JOB NO.
5/3/16	SHEET
OF	SHEETS



**CURRIE
SOWARDS
AGUILA
architects**

Architecture, Planning,
Interiors, &
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E-MAIL: OFFICE@CSA-ARCHITECTS.COM

ISSUED FOR:

BIDS 00,

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE
PURLIFE TENANT IMPROVEMENT

45 NE 2ND AVE.
DELRAY BEACH, FL. 33444

REVISIONS

NUM DESCRIPTION DATE

THESE DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE STANDARDS AND REPRESENTATIONS OF AN ARCHITECT AND ENGINEER'S DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING. WHETHER INDICATED ON THE PLANS OR NOT.

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DRAWING TITLE
ELEVATIONS-SPRAB

DATE
2/03/2016

DRAWN BY
Author

JOB NUMBER
150801

DRAWING NUMBER
A3.01

SPRAB SUBMITTAL 3/7/16

